136.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,276,200 / 1,276,200
					USE VALUE:	1,276,200 / 1,276,200
					ASSESSED:	1,276,200 / 1,276,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GERA BRIAN R & SUSAN
Owner 2:	
Owner 3:	
Street 1:	48 BRANTWOOD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARTONE RALPH & GINA -
Owner 2:	-
Street 1:	48 BRANTWOOD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .253 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1972, having primarily Vinyl Exterior and 4679 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11034.000	594,600	5,700	675,900	1,276,200
Total Card	0.253	594,600	5,700	675,900	1,276,200
Total Parcel	0.253	594,600	5,700	675,900	1,276,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 272.74 /Parcel: 272.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 87159

GIS Ref

GIS Ref

Insp Date 08/29/17

Parcel ID 136.0-0002-0003.0

!10536!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	594,600	5700	11,034.	675,900	1,276,200		Year end	12/23/2021
2021	101	FV	577,300	5700	11,034.	675,900	1,258,900		Year End Roll	12/10/2020
2020	101	FV	577,400	5700	11,034.	675,900	1,259,000	1,259,000	Year End Roll	12/18/2019
2019	101	FV	427,800	5900	11,034.	713,500	1,147,200	1,147,200	Year End Roll	1/3/2019
2018	101	FV	343,900	8300	11,034.	525,700	877,900	877,900	Year End Roll	12/20/2017
2017	101	FV	343,900	8300	11,034.	503,200	855,400	855,400	Year End Roll	1/3/2017
2016	101	FV	343,900	8300	11,034.	465,600	817,800	817,800	Year End	1/4/2016
2015	101	FV	338,400	8500	11,034.	390,500	737,400	737,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:52:47

LAST REV

Date	Time
07/19/18	14:06:15
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10536

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTONE RALPH &	57422-68		9/9/2011	Change>Sale	675,000	No	No		
	12373-447		2/1/1973		46,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2011	1224	Addition	15,000					10X23 2 STORY ADD
10/14/1994	544		6,000					PORCH-MUD ROOM
4/29/1994	156		1,200					REMODEL INTERIOR

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	MEAS&NOTICE	HS	Hanne S
7/2/2012	Measured	MM	Mary M
5/16/2012	Info Fm Prmt	BR	B Rossignol
12/9/2011	MLS	EMK	Ellen K
11/18/2008	Meas/Inspect	163	PATRIOT
10/31/2000	Hearing N/C	189	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	266	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	87159
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11034		Sq. Ft.	Site		0	90.	0.68	10									675,916						675,900	

Total AC/HA:	0.25331	Total SF/SM:	11034	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	675,916	Spl Credit		Total:	675,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1972	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.2	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.99653459
Const Adj.:	0.98441201
Adj $ / SQ:	137.340
Other Features:	114140
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	718131
Depreciation:	123518
Depreciated Total:	594612

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

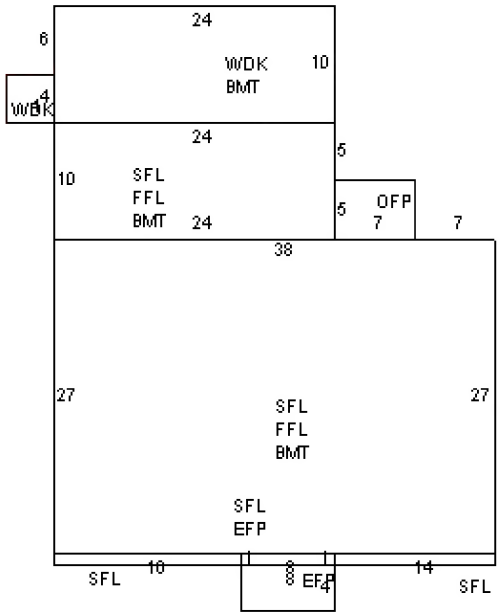
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	151.07
Special Features:	0	Val/Su Net:	116.66
Final Total:	594600	Val/Su SzAd	196.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,736	66.640	115,694
SFL	Second Floor	1,534	137.340	210,680
FFL	First Floor	1,496	137.340	205,461
WDK	Deck	256	9.750	2,496
EFP	Enclos Porch	40	71.470	2,859
OFP	Open Porch	35	43.310	1,516
	Net Sketched Area:	5,097	Total:	538,706
Size Ad	3030	Gross Area	5097	FinArea 4679

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	95	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 136.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X13	G	GD	1972	30.77	T	28.2	101			5,700			5,700
2	Frame Shed	D	Y	1	12X8	A	AV	1982	0.00	T	29.6	101						

More: N	Total Yard Items:	5,700	Total Special Featues:		Total: 5,700